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GLEN COVE
INDUSTRIAL DEVELOPMENT AGENCY

City Hall, 9 Glen Street, Room 311, Glen Cove, NY 11542

R02-06-C-008a

Doxey Site

December 14, 2005

U.S. Postal Service
Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: EPA Brownfields Cleanup Grant
Application for the Doxey Site

Dear Ms. Garczynski,

Enclosed please find the Glen Cove Industrial Development Agency's ("IDA") application for the EPA Brownfields Cleanup grant. The IDA is a corporate governmental agency formed pursuant to New York General Municipal Law. The Glen Cove IDA is applying for funding in the amount of \$200,000 for hazardous substances contamination on the Doxey site for a grant period of three years. In addition to these funds, the IDA will provide a 20% cost share.

The Doxey site is an essential piece of property in Glen Cove's ongoing Waterfront Revitalization Program. The Doxey site is located at 10 Garvies Point Road in Glen Cove, adjacent to two remediated Superfund sites and abutting Glen Cove Creek. This .64 acre site was a fuel storage facility from 1938 until the early 1990's. The oil storage operation was dismantled and all underground tanks were filled. The property was then leased to Frank Doxey who later purchased the property under the name 10 Garvies Point Road Corp. Mr. Doxey has used this site as a salvage yard and unauthorized transfer station.

The environmental investigation for the Doxey site was performed under the EPA Brownfields Pilot Program. To date, the phase I site assessment has been completed and the phase II assessment began on October 6, 2000. Mr. Doxey refused further site access after several surface soil samples and subsurface soil samples were collected. The samples collected to date indicate that there are concentrations of metals, volatile organic compounds, diesel fuel, and pesticide contamination on the Doxey site. The Supreme Court of New York recently ordered Mr. Doxey to allow the IDA on site to complete the phase II assessment. Once the IDA owns and remediates the Doxey site, it will be redeveloped as a public park with a wetlands area.


The EPA Brownfields Cleanup grant will serve the City of Glen Cove, in Nassau County, New York. Glen Cove has a population of 26,622 as reported by the U.S. Census (2000). The Brownfields Cleanup grant will give the IDA an opportunity to build upon Glen Cove's current Brownfields Program. As you may know Glen Cove was selected as one of the sixteen original Brownfields Showcase Communities in 1998. With assistance from the U.S. Environmental Protection Agency, U.S. Department of Housing and Development, New York State Department of Environmental Conservation, New York State Department of Transportation, New York State Department of State, Li Tungsten Task Force, Hempstead Harbor Protection Committee, Glen Cove Youth Board, and many other federal, state and local agencies, Glen Cove has begun to transform a blighted industrial area into a thriving waterfront community.

The IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to redevelop 46 acres along the north side of Glen Cove Creek including the remediated Captain's Cove site and the partially remediated Li Tungsten Federal Superfund site. Once completely remediated, the waterfront will be developed to include a hotel, a conference center, residential units, retail shops, restaurants, office space, parks and a 1.1 mile long pedestrian esplanade along Glen Cove Creek. The developers have expressed interest in providing a multitude of sustainable development initiatives including green roofs on buildings and a series of parks and wetlands that will help to filter stormwater before it runs into the Creek. Together our ideal plan for the entire waterfront is to accomplish an environmentally sound development that will sustain a healthy and enjoyable community for those that live here as well as those who visit.

As the IDA Chairman and Mayor of Glen Cove, I appreciate all that the EPA has done for the City of Glen Cove. If awarded this funding will give us the opportunity to eliminate remaining environmental threats on our waterfront, create employment opportunities for our residents, allow for mixed income housing and turn a blighted area into a flourishing waterfront community.

With your assistance, Glen Cove can continue working toward a healthier and more vibrant community. Thank you for your consideration. If you have any questions, please feel free to call Cara Longworth (e-mail address: clongworth@glencovecda.org), the IDA Executive Director or Danielle Oglesby (e-mail address: dtoglesby@glencovecda.org), the Brownfields Project Manager at (516) 676-1625. I remain,

Very truly yours,


Mary Ann Holzkamp
Chairman

cc: Larry D'Andrea, EPA Region 2

Threshold Criteria

A. Applicant Eligibility

The Glen Cove Industrial Development Agency (IDA) is an eligible entity to prepare and submit U.S. Environmental Protection Agency Brownfields Grant Applications. The IDA is a corporate governmental agency separate from the City of Glen Cove formed pursuant to General Municipal Law (Letter from IDA attorney attached as Exhibit "1"). The IDA intends to acquire the Doxey site prior to June 30, 2006 through the power to acquire real property by means of condemnation. The IDA passed a resolution to allow counsel to begin condemnation proceedings on October 12, 2004. Once acquired, the IDA will own the Doxey site for the duration of the EPA Brownfields Cooperative Agreement.

B. Community Notification

The IDA published a public notice in the Record Pilot, the official City newspaper with local distribution, on December 8, 2005 to inform the community about the public comment period for the Doxey Cleanup grant submittal. (Exhibit "2")

The Doxey site is part of a larger redevelopment project, the Glen Cove Creek Waterfront Revitalization Project, which focuses on 214-acres surrounding Glen Cove Creek. The plan calls for the remediation and redevelopment of over 46 acres of Brownfield and Superfund sites. The Doxey property is a small parcel located between two Superfund sites (Captain's Cove and Li Tungsten parcel C) slated for redevelopment and currently owned by the IDA pursuant to a Prospective Purchaser's Agreement.

The Doxey site was one of the sites assessed under Glen Cove's Brownfields Pilot program. During the Pilot program, the City of Glen Cove met with members of the community to assist in planning and implementing phase I and phase II investigations as well as waterfront revitalization redevelopment planning.

The Brownfields program is regularly discussed at public meetings of the IDA, the Glen Cove Community Development Agency (CDA), the Glen Cove City Council, and the Glen Cove Planning Board. The Brownfields Project Manager meets monthly with the Hempstead Harbor Protection Committee (HHPC), an inter-municipal watershed-planning group, and the Li Tungsten Task Force, a local citizen's environmental group, to discuss Glen Cove's brownfields remediation and waterfront revitalization efforts.

C. Letter from the State or Tribal Environmental Authority

The New York State Department of Environmental Conservation (NYS DEC) has acknowledged that the IDA plans to conduct cleanup activities at the Doxey site and is applying for federal grant funds. (Letter attached as Exhibit "3")

D. Site Eligibility and Property Ownership Eligibility

For the site, provide the following:

1. *Identify* a.) *Site name:* Doxey Site b.) *Site address:* 10 Garvies Point Road, Glen Cove, New York 11542 c.) *Site contaminated by:* Hazardous substances d.) *Operational history and current use of the site:* The Doxey site was used as a fuel storage facility from 1938 until the late 1980's. The oil storage operation was dismantled and all underground tanks were filled. The property was then leased and later owned by Frank Doxey and Sons (d/b/a 10 Garvies Point Road Corp.). Mr. Doxey currently operates a salvage business and unauthorized transfer station on the site. e.) *Environmental concerns:* The preliminary phase II assessment indicates surface and subsurface soil chemical contamination.
2. *Affirm that the site is* a.) The Doxey site is not listed on the National Priorities List nor will it be proposed for listing. b.) The Doxey site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c.) The Doxey site is not subject to the jurisdiction, custody, or control of the United States government.
3. *Identify whether the site is* (a) The Doxey site is not subject to a CERCLA planned or ongoing removal action; (b) The Doxey site is not subject to a unilateral administrative order, a court order, an administrative order on consent or a judicial consent decree that has been issued to or entered into by the parties, or a facility to which a permit has been issued by the U.S. or a State under the Solid Waste Disposal Act (SWDA), the Federal Water Pollution Control Act, the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act; (c) The Doxey site is not subject to corrective action under the SWDA and does not have a corrective action permit or order that has been issued or modified to require the implementation of corrective measures; (d) The Doxey site is not a land disposal unit with respect to which a closure notification under subtitle C of the SWDA has been submitted and closure requirements have been specified in the closure plan or permit; (e) The Doxey site is not a portion of a facility at which there has been a release of polychlorinated biphenyls (PCBs) and that is subject to remediation under TSCA; (f) The Doxey site is not a portion of a facility, for which portion, assistance for response activity has been obtained under subtitle I of the SWDA from the Leaking Underground Storage Tank Trust Fund established under section 9508 of the IRS Code of 1986.
4. *Identify how the site became contaminated and describe the nature and extent of the contamination.*

The phase I assessment report for the Doxey site confirmed that the site was developed between 1938 and 1944 for use as a fuel storage facility. During the late 1980's, Frank Doxey and Sons leased the site and purchased the property in 1997. Mr. Doxey has operated the site as a salvage operation and an unauthorized waste transfer station.

The Doxey site appears once on the NYS SPILLS database and on the Leaking Underground Storage Tank Incident Report (LUST) database. The spill numbers associated with these incidents were closed indicating that remediation of the spills was completed to the satisfaction of NYS DEC. No LUST trust fund monies were used on this site. The Doxey site has also been placed on the Major Oil Storage Facility (MOSF) Underground Storage Tank (UST) and MOSF Aboveground Storage Tank (AST) databases reported as having no violations.

The historic use of the site as a fuel oil storage facility and salvage yard may increase the potential of contaminants released into the environment. The IDA is concerned about the parked vehicles and the storage of debris and other materials on the site that were observed during assessment. There is concern for asbestos and lead based paint because of the structures located on the property, which were constructed prior to 1948. The samples collected during the initial phase II assessment verified metal, volatile organic compound, diesel fuel and pesticide contamination on the site.

5. *Explain the phase of assessment that has been completed to date.* The phase I assessment of the Doxey site was completed in September 1999 under a U.S. EPA Brownfields Pilot grant.
 - a. *How much assessment is remaining?* The phase II site assessment for the Doxey site was also funded by the EPA Brownfields Pilot grant. The phase II assessment began on October 6, 2000. Mr. Doxey denied site access after several surface soil samples and subsurface soil samples were collected. On November 30, 2005, the Supreme Court of New York directed Mr. Doxey to allow the IDA to complete the phase II investigation.
 - b. *What is the estimated cost of the remaining assessment?* The estimated cost of the remaining assessment for the Doxey site is \$33,000.
 - c. *What is the source of funds to pay for the remaining assessment?* The City of Glen Cove currently has EPA Brownfields Pilot funding in the amount of \$37,000 to complete the phase II assessment of the Doxey site.
 - d. *What is the schedule for completing the assessment?* The IDA was granted access to the Doxey site for the purposes of taking soil and water samples on November 30, 2005. The phase II work is scheduled for January 4, 2006.
6. *Affirm that you are not potentially liable for contamination at the site under CERCLA Section 107 and explain why:* The IDA has not yet acquired the Doxey site. The IDA is not affiliated with any entity liable or potentially liable for contamination on this site.
7. *Identify known ongoing or anticipated environmental enforcement actions related to the brownfield site for which funding is sought:* There are no ongoing or anticipated environmental enforcement actions related to the Doxey site.
8.
 - a. *Describe how you took sole ownership of the site and the date of acquisition:*

The IDA intends to take sole ownership of the Doxey site through condemnation. As of December 9, 2005, the IDA's vesting of the Doxey site is pending Appellate Division action and vesting order in the Supreme Court is anticipated prior to June 30, 2006.
 - b. *Identify whether or not all disposal of hazardous substances at the site occurred before you acquired the property and whether you caused or contributed to any release of hazardous substances at the site:*

Disposal of all hazardous substances on the Doxey site occurred prior to the IDA's interest in acquiring the site.

- c. *Describe any inquiry by you or others into the previous ownership, uses of the property, and environmental conditions prior to taking ownership; describe in detail:*

- *Type of assessment performed:*

A phase I environmental assessment of the Doxey site was completed in September of 1999 with funds from an EPA Brownfields Pilot grant. The phase I assessment was prepared consistent with American Standard of Testing Materials (ASTM) standards. The phase II investigation of the Doxey site began on October 6, 2000. The engineering consultant took several surface soil and subsurface soil samples before the site owner denied further access of the site. The IDA was granted site access by the Supreme Court of New York to complete the phase II site assessment.

- *Who performed the assessments and identify his/her qualifications to perform such work:*

Kenneth P. Wenz Jr., CPG is a Senior Associate with Dvirka and Bartilucci Consulting Engineers ("D&B"), a Division of William F. Cosulich Associates, P.C., and he is currently head of the Superfund and Governmental Site Assessment/Investigation Group within D&B's Environmental Remediation and Multimedia Compliance Division. Mr. Wenz is the senior project manager and client manager responsible for the Brownfields site investigations for the City of Glen Cove under the EPA Brownfields Pilot Program.

- *Provide the date that each assessment was performed, state the party such assessment was performed for, and your relationship to the party:*

The phase I and phase II environmental assessments of the Doxey site were performed for the City of Glen Cove by D&B. The phase I was completed in September 1999. The phase II investigation began on October 6, 2000 and access was no longer granted after this date. The Glen Cove IDA benefits the City of Glen Cove by promoting economic welfare and recreational opportunities. The IDA encourages businesses to develop in Glen Cove by providing tax abatements to value added by construction or renovation and sales tax exemptions.

- d. *Describe the uses of the site since your ownership began (or the uses that you anticipate once you acquire the property) through the present; provide a timeline with dates, details of the uses, the names of all current and prior users during the time of your ownership, and your relationship to the current and prior users:*

In 1972, the property located at 10 Garvies Point Road was owned by Anna Clifton and Gerald Clifton as Hawkins Cove Oil Supply. In 1976, the records show the site as being owned by Cove Oil Supply. Frank Doxey leased the site prior to purchasing the property as 10 Garvies Point Road Corp in December 1997. The site is currently owned and operated by Frank Doxey and sons as a salvage yard and unauthorized transfer station. The IDA is currently working to acquire the site through condemnation. IDA anticipates owning the site prior to June 30, 2006. Once acquired and remediated, the site will be redeveloped as a public park with a wetlands area.

- e. *Identify any known parties who may be considered potentially liable for the contamination on the site, and describe any familial, contractual, corporate or financial relationship that you have with potentially liable parties at the site:*

IDA has no relationship with any party liable or potentially liable for the contamination on the Doxey site.

- f. *Describe the appropriate care that you exercised with respect to hazardous substances found at the facility by taking reasonable steps to:*
- *stop any continuing releases;*
 - *prevent any threatened future release;*
 - *prevent or limit exposure to any previously released hazardous substance.*

The City of Glen Cove rezoned the north side of Glen Cove Creek to ensure attractive mixed-use waterfront uses with residential, retail, commercial, business, recreation, tourist, entertainment and cultural components. The IDA is committed to working with the EPA, NYSDEC, and the engineering consultant to keep the property fenced and preparing the best remedial plan for this site. Once remediated, the site will be redeveloped as a public park with a wetlands component.

- g. *Confirm your commitment to:*

- *comply with all land use restrictions and institutional controls:* IDA will continue to comply with all federal and state mandated controls.
- *assist and cooperate with those performing the cleanup and to provide access to the property:* Access to the Doxey site will not be an issue because the Glen Cove IDA and Glen Cove CDA own the properties adjacent to the Doxey site. The IDA and CDA have worked cooperatively to remediate properties and revitalize the waterfront. Both agencies will assist the engineers to complete the remediation of the site.
- *comply with all information requests and administrative subpoenas that have or may be issued in connection with the property:* The IDA is committed to complying with all federal and state requests.
- *provide all legally required notices:* The IDA will continue to comply with all federal and state requirements.

9. *Petroleum Sites-*

Petroleum site questions are not applicable since this grant application is for hazardous substance contamination.

E. Cleanup Authority and Oversight Structure

1. *Describe how you will oversee the cleanup at the site. Indicate whether you plan to enroll in a state or tribal response program :*

Through competitive bidding the IDA will retain a professional environmental engineering consultant and will maintain a close working relationship with the EPA and the NYS DEC on the remediation of the Doxey site. In order for the DEC to monitor the remediation, IDA will enroll in the

Environmental Restoration Program (ERP). The IDA has prior experience working with the EPA and DEC on environmental remediation projects including managing the \$5.9 million remediation of the Captain's Cove New York State Priority Listing site and the remediation of the Li Tungsten federal superfund site.

2. *Cleanup response activities and impact on adjacent properties:*

There will be minimal impact on the surrounding properties which are owned by the IDA and CDA, who have worked jointly on the Glen Cove Creek Waterfront Revitalization project.

F. Cost Share

Describe your plans for providing the cost share, including the sources of the funding or services, as required for the cleanup grant:

The IDA will meet its 20% cost share through a combination of NYS DEC ERP funding and in-kind services.

Ranking Criteria

A. Cleanup Grant Budget

Budget Categories (programmatic costs only)	Project Tasks				Total
	<u>Task 1</u> Community Participation	<u>Task 2</u> Remedial Design	<u>Task 3</u> Remediation	<u>Task 4</u> Approvals and End Use Planning	
Personnel	1,000	1,000	1,000	1,000	4,000
Fringe Benefits	250	250	250	250	1,000
Travel	175	175	175	175	700
Equipment	0	0	0	0	0
Supplies	200	200	200	200	800
Contractual	0	5,000	225,000	3,500	233,500
Other (specify) _____	0	0	0	0	0
Total	1,625	6,625	226,625	5,125	240,000
IDA 20% Cost Share	200	1,000	38,000	800	40,000

Task 1: The Brownfields Project Manager will organize a community meeting to discuss the remediation of the Doxey site with all involved agencies including, local environmental groups and stakeholders. The Brownfields Project Manager will prepare all requests for proposals/qualifications for an environmental

consultant and publicly advertisement for bids, open the bids, and review all bids received. The most qualified environmental remediation contractor will then be selected. The Brownfields Project Manager will work on drafting and negotiating the contract with the selected consultant.

Task 2: Meetings will be held with community groups, EPA, NYS DEC and the engineering consultant to plan remedial design of the Doxey site. The remedial design will be prepared and reviewed for approval by all involved agencies.

Task 3: The remedial work plan will be developed and approved by all involved agencies. Meetings with community groups regarding remediation plan. Remediation will be performed with oversight by the Brownfields Project Manager, the IDA, the environmental consultant, EPA and NYSDEC.

Task 4: Once the remediation project is complete, the environmental consultant and Brownfields Project Manager will prepare the necessary reports. The EPA, NYS DEC, and the IDA will have to approve and sign off on the completed remediation. End use planning will be planned in accordance with community groups, government agencies and Glen Isle Development, LLC.

B. Community Need

1. Provide a detailed description of the target community that the project will benefit.

The City of Glen Cove has a population of approximately 26,622 (2000 Census). Although 25% of the families in Glen Cove have incomes of \$100,000 or more, 23% of the families have an income of less than \$35,000. The average per capita income in Glen Cove is \$26,818 (which is lower than the Section 8 Housing Assistance Program income limit of \$29,850.00 for one person).

The median family income is \$64,237, which is lower than the Nassau-Suffolk U.S. Housing and Urban Development (HUD) median of \$83,700. Under the Nassau-Suffolk HUD guidelines, a family of four receiving less than \$61,750 is considered low income and very low income if their income is less than \$44,650. 5.9% of Glen Cove's families are below the poverty level and 8.8% of all individuals are below the poverty level. Glen Cove has 230 families with a female head of householder— overall 19.5% of these families are below poverty, 30.7% of these families with children under 18 are below the poverty level, and 42% of these families with children under the age of 5 are below the poverty level.

Approximately 18% of all rental units in Glen Cove are subsidized. Glen Cove has 340 families on the HUD Section 8 housing assistance program and a large waiting list of eligible grantees. The Glen Cove Housing Authority (GCHA) has 250 units of housing for low-income families. The GCHA homes at Lee Grey Court include 38 units located adjacent to the waterfront district. The 52 homes owned by Fair Housing at Janet Lane are directly abutting the Li Tungsten federal superfund site parcel C.

2. Explain how the targeted community will benefit from this grant:

The targeted community will benefit from the remediation of pollution. Residents are concerned about the long-range health impacts of Brownfields and Superfund sites. The waterfront district is located within a HUD low-income census tract area and has been designated by the City of Glen Cove as an urban blight area. The removal of blighting influences will benefit the entire community.

The Doxey site is located within the Garvies Point Urban Renewal Area and is an important element of the City's Local Waterfront Revitalization Plan. Once remediated, the entire waterfront project area will be redeveloped to create new jobs, housing, and recreational opportunities for area residents. The waterfront's new commercial development will include positions such as cashiers, stock persons, maintenance personnel, restaurant workers and salespersons.

3. *Characterize the impact of Brownfields on your targeted community by describing the extent of brownfields and the economic, health, and environmental impacts of brownfields:*

Glen Cove has been very negatively impacted by brownfields and other polluted sites. The waterfront revitalization area has two federal superfund sites (Li Tungsten and Mattiace) and three New York State Inactive Hazardous Waste Sites (SHWS) (Captain's Cove, Powers Chemco, and Crown Dykman) as well as numerous brownfields properties (brownfield sites on the waterfront range from under .5-acres to 11-acres). Glen Cove has four other SHWS (Pass and Seymour, Photocircuits Corp., Pall Corp. and Ron Hill Cleaners).

Glen Cove applied for the NYS DOS and NYS DEC Brownfields Opportunity Areas (BOA) Program in June 2005 for an area-wide brownfields redevelopment planning grant. The City anticipates revitalizing 55 acres in Glen Cove consisting of a decaying residential neighborhood (the Orchard Neighborhood) and a declining industrial corridor (Sea Cliff Avenue). The study area has two State Superfund sites and several sites on the NYS DEC open spill list.

Brownfields have had a major negative economic impact on the community. Millions of dollars in school, city and county property taxes have been lost because of reduced tax assessments on property based on contamination. Vacant properties decrease job creation and income generation. Brownfields have the ripple effect on residential property values. Prospective homeowners, concerned about public health threats are apprehensive about purchasing homes in a community known for its pollution problems. Redevelopment of the sites along Glen Cove Creek will help to generator property, sales and income taxes as well as generate jobs and create a healthy environment.

C. Sustainable Reuse of Brownfields

Describe how this grant would support the goals listed below and, how your plans, development regulations, policies and programs will achieve these goals.

1. *Prevent pollution and reduce resource consumption:*

The Doxey property is in the waterfront district, which was re-zoned from heavy industrial to marine waterfront. The marine district classification allows for tourism related activities such as hotels, restaurants, retail stores and marine enhanced uses. The Glen Cove Planning Board has recommended that this district include residential planned unit development to address the City's need for increased mix-income housing.

The marine waterfront district includes restrictions on the amount of impervious surface allowed in order to provide adequate recharge in the district. In addition, our planning efforts include: tree preservation,

buffering, erosion control, revegetation and tree planting, visual impacts of redevelopment, pedestrian friendly development and the reduction of stormwater runoff into our municipal stormwater collection system. The Doxey site will be redeveloped as a green space with a wetland component, allowing public access and sustaining the unique ecology of the waterfront district.

2. Promote economic benefits.

The redevelopment of the Doxey site is part of Glen Cove's largest economic development project. Close to 50 acres of property were taken off the City's tax rolls for almost 20 years, costing the community millions of dollars in lost property tax revenues. The waterfront district was once home to some of the City's largest employers. The redevelopment of the waterfront will not only have the direct benefit of cleaning up polluted property, which is a public health threat, but will be an important generator of local tax revenues and job creation. The development will create approximately 700 new jobs and has been estimated to have an annual net fiscal impact, once fully constructed, of \$4.5 million for the City, \$9.0 million for the school district, and \$2.6 million for Nassau County.

3. Promote a vibrant community characterized by a mix of uses, appropriate density, transportation/housing choice and walkability.

Glen Isle Development Company LLC has worked on a design plan that will include mixed use development to stimulate the economic growth of Glen Cove. They have carefully considered the environment and the esthetic character of the City to enhance the existing community. The plan addresses the need for more mixed income housing units, the reduction of traffic, the economic stabilization of Glen Cove, and the opportunity to sustain environmentally sound practices for the future.

The design plan calls for several parks and green roofs to allow open space and filtration of stormwater before it enters Glen Cove Creek. A one-mile long pedestrian/bicycle easement has been dedicated along the waterfront for public access and will allow people to walk between the City's Downtown Business Improvement District (BID) and the redeveloped waterfront district. The design plans also include concealed parking which will be constructed underground to optimize esthetic beauty and walkability on the entire development site.

4. Reuse existing infrastructure:

The Doxey site is located in an area with sufficient infrastructure for redevelopment. Glen Cove has its own water district and its own Wastewater Treatment Plant (WTP). Both are up to date and have adequate capacity for redevelopment. The WTP has tertiary treatment (biological nutrient reduction) and was upgraded with an ultraviolet disinfection system. The WTP is one of the most environmentally friendly plants on the north shore of Long Island. The roadway to the waterfront district is currently being upgraded with grants from the New York State Department of Transportation (NYS DOT). Road construction began in July 2005 and is anticipated to take 18 months to complete.

5. Prevent future Brownfields:

The Doxey site is part of a large scale 214-acre waterfront revitalization project. To date, the City of Glen Cove, the IDA, the CDA, and numerous federal, state, and local partners have worked together to

complete the remediation of the 23-acre Captain's Cove Superfund site and several acres of the Li Tungsten Superfund site, which are both located on Glen Cove Creek. The City has rezoned the waterfront to prevent industrial uses and allow new residential, recreational, commercial, and water oriented uses.

6. *The extent to which a project is committed to achieving recognized green building and/or energy efficiency building standards:*

The developer has aspired to use green building design and LEED (Leadership in Energy and Environmental Design) compliance by implementing water efficient landscaping techniques that utilize recycled rainwater, constructing energy efficient buildings, minimizing construction waste, and utilizing low emitting materials.

D. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose

Describe the extent to which the grant would facilitate the creation of, preservation of, or addition to a park, greenway, undeveloped property, recreational property, or other property used for nonprofit purposes.

The entire Doxey site will be redeveloped as part of a public park with a waterfront esplanade and 1.8 acres of wetlands constructed along the Doxey site, the neighboring Gladsky and Li Tungsten parcel A sites. The developer has drafted a plan to address planting specifications for the wetlands that will be created on the Doxey site toward the inside of Glen Cove Creek. Plans include installing a new concrete coated steel sheet pile bulkhead approximately 100 feet before the existing bulkhead. A 44,520 square foot of shoreline protection area and inter tidal marshland will be created and a new vinyl low-sill bulkhead will be placed before the existing bulkhead. Layered sections of vinyl low-sill bulkhead and new concrete coated steel sheet pile bulkhead with tie backs will be placed entering the creek to allow for backfilling. Geotextile will be installed 2 feet below the top of the sill to assist in maintaining the backfilled planting bed. The low sill will be planted with Smooth Cordgrass (*Spartina alterniflora*) established on 12 inch centers and a waterfowl protection fence will be installed around the planting beds for the first growing season. The maintenance of the park and wetlands will be funded through the property owners association created by the developer.

Glen Cove has also applied for funding from the Army Corps of Engineers (ACOE) under the Estuary Restoration Act to restore a 3.9 acre wetlands area located in Glen Cove Creek near the Captain's Cove site. These projects will enhance the existing ecosystem of Glen Cove Creek by attracting new plant and animal species to the area. The parks and 1.1 mile pedestrian esplanade will provide much needed public access to the waterfront.

E. Community Involvement

1. *Discuss your plan for involving the affected community in cleanup decisions and reuse planning for the site, including making clean-up related documents available to the public and soliciting public comment on the analysis of cleanup alternatives. Describe what community activities have already occurred:*

The Glen Cove Brownfields Project Manager is a member of the Li Tungsten Task Force and HHPC. Both groups hold public meetings to inform the community about ongoing environmental initiatives. Glen Cove's brownfields redevelopment program and Waterfront Revitalization project are crucial to enhancing the environmental quality of Hempstead Harbor and its surrounding communities. The Brownfields Project Manager will provide public meetings with the engineering consultant, EPA, NYS DEC, and local organizations to implement the best possible remedial design for the Doxey site.

The IDA and CDA also work with the Glen Cove Youth Board who has collaborated with the New York City Environmental Justice Alliance and the New York District Council of Carpenters Labor Technical College to continue an employment program known as the Brownfields Minority Workers Training Program. The IDA and the developer are also interested in structuring a Glen Cove Apprenticeship Program for area residents. This program will encourage men and women in the community to learn a skill and provide them with education in the construction trades and assist them with job placement.

2. *Describe your efforts and/or plans to develop partnerships at the local, state, and/or tribal level with other stakeholders to ensure appropriate and sustainable cleanup and redevelopment of brownfields in your targeted community:*

The IDA has established partnerships on a local, state and federal level for our planning and redevelopment efforts. It started with the City hosting annual workshops attended by different decision makers and community groups involved with the waterfront revitalization. Glen Cove then started working with various agencies one-on-one, including: US EPA, NYS DEC, NYS Department of State (NYS DOS), NYS Department of Transportation, US Housing and Urban Development, ACOE, National Oceanic & Atmospheric Administration (NOAA), New York State Department of Health (NYS DOH) and many others. (Letters of support for the project are attached as Exhibit "4"). In September 2003, many of the federal, state and local partners working on the Glen Cove Creek Waterfront Revitalization project were awarded a *Partnership for Action* award by Coastal America. The City of Glen Cove and staff members of the Glen Cove IDA and CDA were also awarded for their efforts.

3. *Describe your specific plans for communicating the progress of your project to citizens, including plans for communicating in languages indigenous to the community or other efforts to reach the targeted community as well as the broader community:*

The IDA and CDA will continue to work with different community groups to provide them with current information about Glen Cove's Brownfield Program through public meetings and community wide mailings. These agencies also work closely with the Li Tungsten Task Force, the HHPC and the Glen Cove Youth Board. The Glen Cove Youth Board provides bilingual services to assist in community participation.

4. *Provide a list of community-based organizations involved in this project and a contact person, phone number, and brief description of the organization's activities and representation.*
- Li Tungsten Task Force- Peter Rapelje, Co-Chair (516-676-0694). Citizen's environmental group that is interested in seeing the Superfund sites in Glen Cove cleaned up and redeveloped in ways that are

beneficial to the entire community. The Task Force holds public meetings and encourages members of the community to join.

- Hempstead Harbor Protection Committee (HHPC) - Eric Swenson, Director (516-677-5790). The HHPC is an inter-municipal watershed-planning group comprised of NYS DOS Division of Coastal Resources, Nassau County, and eight municipalities surrounding Hempstead Harbor. The mission of the committee is to cooperatively plan for the use and enhancement of Hempstead Harbor, which receives water from Glen Cove Creek.
- Coalition to Save Hempstead Harbor- Carol DiPaolo (516-676-4574). Grassroots environmental organization focused on environmental issues impacting Hempstead Harbor.
- Glen Cove Community Development Agency (CDA) - Rhoda Finer, Board Member (516- 671-5272). The CDA leverages funds for neighborhood revitalization programs including commercial and residential rehabilitation.
- Glen Cove Downtown Business Improvement District (BID) -Francine Ferrante, Executive Director (516-759-6970). The BID works to meet the needs of local businesses in the continued effort to revitalize Glen Cove's downtown by helping to rebuild and maintain business growth and development.
- Glen Cove Youth Board -Jacki Yonick, Youth Employment Coordinator (516-671-4600). The Glen Cove Youth Board has collaborated with the New York City Environmental Justice Alliance and the New York District Council of Carpenters Labor Technical College to maintain an employment program known as the Brownfields Minority Workers Training Program.

F. Reduction of Threats to Human Health and the Environment

1. *Describe how funds will be used to address/facilitate the identification and/or reduction of threats to human health and the environment within the target area that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum:*

The EPA Brownfield Cleanup funding will be used to address some of the suspected health risks at the Doxey site, which include Arsenic and Polycyclic Aromatic Hydrocarbons, by remediating soil and/or water contamination on the site. These contaminants have been linked to various cancers. According to the Center for Disease Control, Long Island has a higher death rate from breast cancer than national averages and higher male colorectal cancer rates than New York State Department of Health averages.

The Doxey site is suspected of posing a threat to human health for children in Glen Cove (17.9% under the age of 15, Census 2000) and the elderly (17.5% population over 65, Census 2000) including contributing to the risk of cancer and asthma. Asthma is a national health concern for children. A report by Long Island University (2000) noted that the annual number of children discharged with asthma from North Shore University Hospital at Glen Cove has been increasing. The impact of brownfields on respiratory health of both children

and adults is a serious concern in Glen Cove, which is part of the New York Metro area, an EPA non-attainment area for air pollution for severe ozone non-compliance.

2. *Describe how you are working with your state or tribal environmental authority and/or local public health department to ensure protectiveness of human health and the environment, and to ensure the consideration of public health issues, during both the cleanup and the redevelopment process as well as in the monitoring and maintenance of engineering controls.*

As described above, the IDA has begun condemnation proceedings to take title of the Doxey site and redevelop it as a public park. IDA is currently working with the EPA, NYS DOH and NYS DEC on the overall waterfront redevelopment plan by maximizing the standard of soil cleanup from commercial to residential. IDA will continue to work closely with these agencies to ensure future environmental sustainability of the Doxey site. IDA plans on enrolling in the NYS DEC Environmental Restoration Program to guarantee both the EPA and DEC mandatory requirements.

The IDA is committed to providing public space on the waterfront that is environmentally sound. The north side of Glen Cove Creek has been rezoned as Marine Waterfront 3, which intends to create a marketable and sustainable development that will benefit the City and the surrounding environment. A portion of the waterfront esplanade has been constructed on the Captain's Cove site. Once all the properties along the Creek are ready for redevelopment, the 1-mile long pedestrian waterfront easement will link the new development to the Downtown Business Improvement District.

3. *Describe the proposed cleanup plan for the site and the estimated costs to complete the cleanup.*

The IDA will work with the EPA, NYS DEC, the selected engineer, the developers and our local partners to design a remedial plan that is appropriate for this site. In addition to this grant proposal for the funding of \$200,000, and the IDA 20% cost share, the IDA is applying for NYS DEC ERP funding to cover additional cleanup expenses. The estimated project cost for the remediation of the Doxey site is \$390,000 for the excavation of contaminated soil and backfill of clean soil.

G. Leveraging of Additional Resources

1. *Identify the funds that your agency/organization has committed or will commit to meet cleanup/redevelopment needs not met through this grant:*

The IDA has applied for a Section 108 Loan in the amount of \$1 million through Nassau County to cover acquisition costs (\$670,000), relocation costs (\$180,000), and legal costs (\$150,000) associated with the Doxy site. IDA will apply for New York State Brownfields funding through the NYS DEC Environmental Restoration Program to assist in the remediation costs associated with the site. In conjunction with the CDA, the IDA will use Community Development Block Grant funding for remaining funding gaps. Glen Isle Development, LLC, pursuant to their Land Disposition Agreement with IDA, will cover redevelopment costs for the creation of a park and wetlands area on the Doxey site once it is completely remediated.

2. *Demonstrate your ability to leverage funds. Describe all other funding sources that will be committed or that you are pursuing to fill in any remaining funding gaps to ensure the success of this project:*

This project is part of a much larger redevelopment project that has required significant public investment in planning, property acquisition, site clearance, site remediation and infrastructure improvements. To date, Glen Cove has been awarded over \$40 million in grants toward the revitalization of the Glen Cove Creek Waterfront Revitalization Area.

The IDA is applying for DEC ERP funding to ensure the completed cleanup of the Doxey site.

H. Programmatic Capability

1. *Demonstrate your ability to manage this grant and successfully perform all phases of work under this grant.*

Over the past six years, the IDA has helped manage the acquisition and remediation of polluted property including 18-acres of the Captain's Cove site in coordination with the NYS DEC. The project was financed with NYS Clean Water/Clean Air Bond Act funds, HUD Brownfields Economic Development Initiative (BEDI) funds, a HUD Section 108 loan and CDBG funds. In addition, IDA has been working with the EPA in the remediation of the Li Tungsten Superfund Site. Glen Cove conducted phase I and phase II assessments through the EPA Brownfields Pilot program for this as well as other brownfield sites. (For competitive grants managed by Glen Cove please see Exhibit "5").

2. *Describe your history of managing federal funds:*

Glen Cove has had an excellent history of managing federal funds. Each year, Glen Cove manages a budget of approximately \$4 million in HUD Section 8 Housing Assistance Payments and manages a \$575,000 HUD CDBG program, as well as \$250,000 annual HUD Home Investment Partnerships (HOME) funds. Glen Cove's waterfront revitalization projects have been funded from a variety of federal and state agencies including: US EPA, US HUD, NYS DOT, NYS DEC, NYS DOS, and NOAA. Neither the IDA nor the City of Glen Cove has had adverse audit findings.

3. *If you are, or have been, a recipient of an EPA Brownfields cooperative agreement, provide information regarding your compliance with quarterly progress reports, brownfields reporting measures, and annual financial status reporting:*

Glen Cove is a current recipient of three EPA Brownfields cooperative agreements. Glen Cove is in compliance with quarterly progress reports, brownfields reporting measures, and annual financial status reporting.

4. *Indicate the year of EPA Brownfields award and amount of funds remaining:*

Glen Cove was selected as one of the original sixteen Brownfield Showcase Communities in 1998. Glen Cove also received a Brownfields Pilot grant in the amount of \$550,000 in 1998 and there is \$37,000 remaining for the completion of the Doxey site phase II assessment. Glen Cove received an EPA Brownfields Assessment grant for \$200,000 in July 2003 with \$120,000 remaining and the CDA was

awarded a \$200,000 EPA Brownfields Cleanup grant in 2004 for the Gladsky site, which abuts the Doxey site. The CDA has applied for NYS DEC ERP funding to assist in the additional cost of the Gladsky remediation.

5. *Highlight significant accomplishments generated through the use of EPA Brownfields funding:*

EPA Brownfields Pilot funding has generated the completion of five phase I assessments and four phase II assessments on the Glen Cove Waterfront. Under the EPA Brownfields Assessment grant Glen Cove has completed the phase I and phase II assessment of a former batching plant along Glen Cove Creek. CDA will begin the remediation of the Gladsky site (adjacent to the Doxey site) with funding from an EPA Brownfields Cleanup grant once NYS DEC ERP funding is awarded.

B. Other Factors

The Doxey site is located in the Garvies Point Urban Renewal Area. The properties surrounding Glen Cove Creek were designated by the Glen Cove City Council in 1990, as blighted for the purposes of redeveloping and improving the area and surrounding businesses and residential neighborhoods. The Garvies Point Urban Renewal Area is an important element to the City's Local Waterfront Revitalization Plan and overall economic development.

In 1998, the City of Glen Cove was designated as one of the original sixteen Brownfields Showcase Communities by the Brownfields National Partnership.

The New York Department of State Long Island Coastal Management Plan designated the Glen Cove Creek as one of only three areas along the Sound's 314-mile coastline where concentrated waterfront redevelopment should occur.

In 2003, Coastal America awarded the City and many federal, state, and local partners with the 2003 *Partnership Award* for their continued commitment to cleanup and revitalize 214 acres surrounding Glen Cove Creek.

The U.S. Environmental Protection Agency designated Glen Cove as one of forty communities nationwide commended for their commitment to recycling superfund sites.

Glen Cove also works closely with Nassau County. The County has partnered with the City of Glen Cove to apply for Empire Zone Designation. The Empire Zone will help Nassau County to design comprehensive community and revitalization programs which will result in an increase in job opportunities for area residents. Businesses that participate and invest in an Empire Zone are eligible for sales tax exemption, real property and business tax credits. The purpose of the Empire Zone Program is to give companies which are increasing their employment the opportunity to operate on an almost "tax-free" basis for up to 10 years in designated areas of New York State. The Empire Zone was created to help spark new private sector investment, job creation and economic expansion for New York communities.

List of Exhibits	
Exhibit 1	Letter from Industrial Development Agency Attorney
Exhibit 2	Community Notification
Exhibit 3	Letter from State Environmental Authority
Exhibit 4	Letters of Support
Exhibit 5	Grants and Financing

Exhibit 1



Phillips Lytle LLP

November 21, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: Glen Cove Industrial Development Agency

Dear Ms. Garczynski:

This Firm is Counsel to the Glen Cove Industrial Development Agency (the "IDA"). As such, we are familiar with the IDA's application for an EPA Brownfields Clean Up Grant for the remediation of the Doxey site.

Based on the foregoing, we are of the opinion that:

1. The IDA is a corporate governmental agency formed pursuant to Article 18-A of the New York General Municipal Law ("GML") (GML §919), and constitutes a public benefit corporation (GML §856(2)).
2. The IDA is an entity separate from the City of Glen Cove. GML § 858(11) provides that the Agency is authorized to "accept gifts, grants, loans or contributions from... the United States and [New York State] or any agency of either of them, any municipality... and to use any such gifts, grants, loans, or contributions for any of its corporate purposes."
3. The IDA is an eligible entity to prepare and submit EPA Brownfields Applications.
4. The IDA has the power to acquire real property through purchase or condemnation, as stated in GML §858(4), which is limited to the limits of the City of Glen Cove pursuant to GML §854(4).

Very truly yours,

Phillips Lytle LLP

By 

Milan K. Tyler

ATTORNEYS AT LAW

Exhibit 2

Affidavit of Publication

County of Nassau

SS

State of New York,

Ilse Hirseland, being duly sworn, deposes and says that she is the principal Clerk of the Publisher of

The GLEN COVE RECORD PILOT
a weekly newspaper published at Mineola in the county of Nassau, in the State of New York, and that a notice, a printed copy of which is hereunto annexed, has been published in said newspapers once in each week for

1 weeks, viz:

December 8, 2005

PUBLIC NOTICE

The Glen Cove Industrial Development Agency is applying for a Brownfields Clean up grant from the U.S. Environmental Protection Agency for the property located at 10 Garvies Point Road. The grant application will be available for public review and comment in Room 311, in Glen Cove City Hall, 9 Glen Street, Glen Cove, New York 11542, between 9 a.m. and 5 p.m. on Friday, December 9th, 2005, Monday, December 12, 2005 and Tuesday, December 13, 2005.
12-8-05-1T-#2179-RP

Ilse Hirseland

Sworn to me this 8 day of
December-2005

Shari M. Egnasko

Notary Public

Shari M. Egnasko
Notary Public, State of New York
No. 01EG6119807
Qualified in Nassau County
Commission Expires Dec. 6, 2008

Exhibit 3

New York State Department of Environmental Conservation

Division of Environmental Remediation, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • FAX: (518) 402-9020

Website: www.dec.state.ny.us



Denise M. Sheehan
Commissioner

DEC - 8 2005

Ms. Danielle Oglesby
Brownfields Project Manager
Glen Cove Industrial Development Agency
City Hall
9 Glen Street, Room 311
Glen Cove, New York 11542

Dear Ms. Oglesby:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your notification of the Glen Cove Industrial Development Agency's (GCIDA) intention to apply for a United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grant. If awarded, I understand that the GCIDA plans to use the funds to conduct cleanup activities at the Doxey property located within the Glen Cove Waterfront Revitalization Area in Glen Cove, New York.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose. I applaud the GCIDA's efforts to move this initiative forward.

Sincerely,

Dale A. Desnoyers

Director

Division of Environmental Remediation

cc: L. D'Andrea, USEPA

Exhibit 4

LEGISLATIVE OFFICE BUILDING □
ALBANY, NEW YORK 12247
(518) 455-2390
FAX (518) 426-6975

250 TOWNSEND SQUARE □
OYSTER BAY, NEW YORK 11771
(516) 922-1811
FAX (516) 922-1154

386 NEW YORK AVENUE □
HUNTINGTON, NEW YORK 11743
(631) 549-0729
FAX (631) 549-5018

WWW.SENATORMARCELLINO.COM
MARCELLI@SENATE.STATE.NY.US



THE SENATE
STATE OF NEW YORK
SENATOR CARL L. MARCELLINO
5TH DISTRICT

November 30, 2005

CHAIRMAN
ENVIRONMENTAL CONSERVATION
COMMITTEE

COMMITTEE MEMBER
CIVIL SERVICE & PENSIONS
CONSUMER PROTECTION
EDUCATION
LABOR
MENTAL HEALTH &
DEVELOPMENTAL DISABILITIES
SOCIAL SERVICES, CHILDREN
& FAMILIES

**Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910**

**Re: U.S. Environmental Protection Agency
Brownfields Cleanup Grant**

Dear Ms. Garczynski;

As a member of the New York State Senate, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Cleanup funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek. The first phase of the pedestrian esplanade was completed along the Captain's Cove site and is open for public use. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely removed. The EPA Brownfields Cleanup Grant will help continue in Glen Cove's efforts to revive the waterfront area and connect all the vital properties for redevelopment together.

I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl L. Marcellino", with a stylized flourish at the end.

Carl L. Marcellino



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHARLES D. LAVINE
Assemblymember 13TH District

Room 325
Legislative Office Building
Albany, New York 12248
(518) 455-5456

70 Glen Street, Suite 100
Glen Cove, New York 11542
(516) 676-0050

COMMITTEES
Alcoholism & Drug Abuse
Codes
Economic Development, Job Creation,
Commerce & Industry
Local Governments
Social Services
Transportation

November 25, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup Grant

Dear Ms. Garczynski,

As New York State Assemblyman, representing the 13th Assembly District, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Clean up funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek. The first phase of the pedestrian esplanade was completed along the Captain's Cove site and is open for public use. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely removed. The EPA Brownfields Cleanup grant will help continue

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
November 25, 2005
Page 2

in our efforts to revive our waterfront area and connect all the vital properties for redevelopment together.

I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles D. Lavine", with a long horizontal flourish extending to the right.

Charles D. Lavine
Member of Assembly

DIANE YATAURO

LEGISLATOR, DISTRICT 18



NASSAU COUNTY LEGISLATURE

ONE WEST STREET
MINEOLA, NEW YORK 11501
(516) 571-6218
DYATAURO@NASSAUCOUNTYNY.GOV

CHAIR:
TOWNS, VILLAGES, AND CITIES

COMMITTEES:
MINORITY AFFAIRS
FINANCE
PUBLIC WORKS

November 25, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup grant

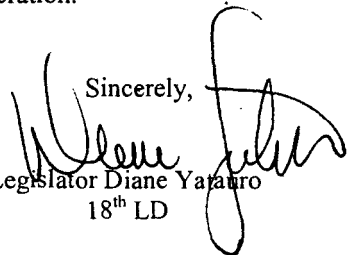
Dear Ms. Garczynski,

As the Nassau County Legislator of the 18th Legislative District, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Clean up funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek. The first phase of the pedestrian esplanade was completed along the Captain's Cove site and is open for public use. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely removed. The EPA Brownfields Cleanup grant will help continue in our efforts to revive our waterfront area and connect all the vital properties for redevelopment together.

I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,


Legislator Diane Yatauro
18th LD

THOMAS R. SUOZZI
COUNTY EXECUTIVE



OFFICE OF THE COUNTY EXECUTIVE
ONE WEST STREET
MINEOLA, N.Y. 11501-4895
516-571-3131

November 29, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean Up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup Grant

Dear Ms. Garczynski,

As County Executive of Nassau County, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Clean Up funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek. The first phase of the pedestrian esplanade was completed along the Captain's Cove site and is open for public use. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely removed. The EPA Brownfields Cleanup grant will help continue in our efforts to revive our waterfront area and connect all the vital properties for redevelopment together.

I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,

Thomas R. Suozzi
Nassau County Executive

TRS/bel
CCS #25014272



STATE OF NEW YORK
DEPARTMENT OF STATE
41 STATE STREET
ALBANY, NY 12231-0001

GEORGE E. PATAKI
GOVERNOR

December 5, 2005

Ms. Linda Garczynski, Director
c/o Don West
US EPA Office of Brownfields Clean up and Redevelopment
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

**Re: City of Glen Cove, Nassau County, New York
Brownfields Clean-Up Grant for 10 Garvies Point Road**

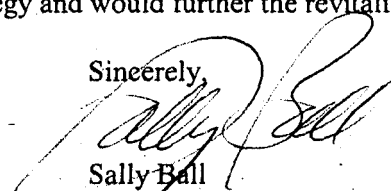
Dear Ms. Garczynski:

The New York Department of State Division of Coastal Resources is pleased to express its support for the brownfield clean-up grant application for the Doxey Site in the City of Glen Cove. The Department has maintained a close relationship with the City of Glen Cove and has been a partner in numerous planning and implementation actions designed to revitalize the City's waterfront. The remediation of the Doxey Site is a critical linchpin for connecting downtown Glen Cove to the water and would further the City's goal of enhancing their waterfront.

Glen Cove is one of EPA's sixteen Brownfield Showcase Communities and has made outstanding efforts toward remediating and redeveloping vacant or underutilized properties. The approval of this grant would enable the City's Industrial Development Agency to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captains Cove and Li Tungsten parcel A) that have been remediated and are planned for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

Please give full consideration to the City's grant application to secure a brownfields clean-up grant for the Doxey Site. EPA's continued involvement in the remediation of brownfields would significantly contribute to advancing the City's redevelopment strategy and would further the revitalization of Glen Cove's waterfront.

Sincerely,


Sally Ball
Assistant Director
Division of Coastal Resources

copy: Mary Ann Holzkampf, Mayor, City of Glen Cove
Cara Longworth, City of Glen Cove IDA

LI TUNGSTEN TASK FORCE

48 Circle Drive
Glen Cove, NY 11542

November 21, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup grant

Dear Ms. Garczynski,

As Co-Chair of the Li Tungsten Task Force, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Clean up funding. The Li Tungsten Community Task Force is a voluntary membership group of local citizens. We are interested in seeing that the hazardous waste Superfund sites along the north side of Glen Cove Creek are cleaned up and used in a way that is beneficial to the people of Glen Cove. Our group has been working with the City and the EPA for over eight years to insure that the Li Tungsten Superfund site and other hazardous sites on Glen Cove Creek are cleaned up as quickly as possible and to the satisfaction of the citizens of Glen Cove. We are also working with the City in their plans to redevelop this area.

Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

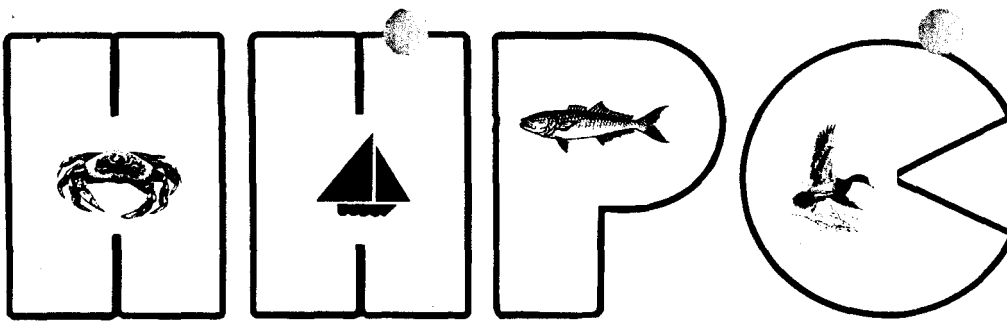
In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek and the first phase of the pedestrian esplanade was completed along the Captain's Cove site. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely

removed. The EPA Brownfields Cleanup grant will help continue in our efforts to revive our waterfront area and connect all the vital properties for redevelopment together.

I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,

Robert W. Rapp



Hempstead Harbor Protection Committee

www.HempsteadHarbor.org

An Inter-municipal Watershed Protection Committee of the County of Nassau, the Towns of North Hempstead and Oyster Bay, the City of Glen Cove, and the Villages of Sea Cliff, Roslyn Harbor, Roslyn, Flower Hill and Sands Point

November 28, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Cleanup and Redevelopment
c/o Don West Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency Brownfields Cleanup Grant Application

Dear Ms. Garczynski:

On behalf of the Hempstead Harbor Protection Committee, I would like to express our support for the Glen Cove Industrial Development Agency's (IDA) submission to the U.S. Environmental Protection Agency (USEPA) for Brownfields Clean up funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

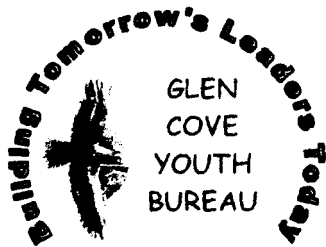
In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek. The first phase of the pedestrian esplanade was completed along the Captain's Cove site and is open for public use. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely removed. The EPA Brownfields Cleanup grant will help continue in our efforts to revive our waterfront area and connect all the vital properties for redevelopment together.

We will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,

Eric Swenson
Executive Director

Our efforts would not be possible without the assistance of the NYS Dept. of State, the NYS Dept. of Environmental Conservation, the NYS Legislative Commission of Water Resource Needs of Long Island, NY Sea Grant, the Coalition to Save Hempstead Harbor, the Glenwood / Glen Head Civic Association and the North Shore Environmental Alliance



Mary Ann Holzkamp
Mayor

Glen Cove Youth Bureau
30A Glen Street, Ste. 200, Glen Cove, NY 11542

Jacki Yonick
Youth Employment Coordinator

(516) 671-4600
FAX: (516) 676-7749
jyonick@cityofglencoveny.org

December 5, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup grant

Dear Ms. Garczynski,

As the Youth Employment Coordinator and agency representative for the Brownfields Minority Workers Training Program (BMWTP) of the Glen Cove Youth Bureau, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Clean up funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

In 2003, the IDA signed a Land Disposition Agreement with Glen Isle Development, LLC to develop 46 acres along the north side of Glen Cove Creek. The first phase of the pedestrian esplanade was completed along the Captain's Cove site and is open for public use. In 2004, the EPA helped Glen Cove to remove radioactive material from the Li Tungsten parcel C site. In October 2005, the contaminants located on the Captain's Cove site were completely removed. The EPA Brownfields Cleanup grant will help continue in our efforts to revive our waterfront area and connect all the vital properties for redevelopment together.

The Glen Cove Youth Bureau has been awarded a second five year Brownfields Minority Workers Environmental Training Program grant to recruit and train local men and women in construction and environmental remediation. I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support Brownfields redevelopment. Thank you for your time and consideration.

Sincerely,

Jacki Yonick
Youth Employment Coordinator/BMWTP representative

*Funded by the City of Glen Cove, Nassau County Youth Board, New York State Office of Children and Family Services and
Fund Raising by the Glen Cove Youth Board*



December 1, 2005

Linda Garczynski, Director
Office of Brownfields Cleanup and Redevelopment
U.S. Environmental Protection Agency
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup grant

Dear Ms. Garczynski,

Glen Isle Partners, LLC urges you to consider the Glen Cove Industrial Development Agency's (IDA) application for the Brownfields Cleanup grant -- administered by the United States Environmental Protection Agency. This application is to support the environmental remediation of a site located in the Glen Cove Creek area. Specifically, the funds will be used to remediate the Doxey site -- vital to the success of the waterfront redevelopment. The Doxey site lies at the center of the development site; therefore, it is crucial that it be remedied. If we are to adhere to sound planning principles, then it is essential that we provide for a contiguous waterfront with ample public space for all to enjoy. The Glen Isle plan calls for the Doxey site to become a public park, complete with lawn terraces and ornamental grass plantings, various water features, state-of-the-art storm water treatment, as well as a recreated tidal wetland and native habitat. To date, we have contributed more than three million dollars to support the City's efforts to recycle the Brownfields that have lain fallow for far too many years. Preliminary estimates indicate that the project will warrant an additional investment in excess of one billion dollars of private capital, \$300 million of which is slated to be expended on construction labor. Glen Isle Partners respectfully requests that you consider the additional funding to the Glen Cove IDA to aid in the City of Glen Cove's much needed redevelopment effort.

Other aspects of the proposed redevelopment plan include a mix of land uses that will enhance, not compete with, Glen Cove's downtown shopping district. Our goal is to make the entire waterfront accessible to the public, which will include parks and plazas as well as an extensive cultural arts district. The plan calls for the enhancement of existing wetlands and the creation of additional wetlands that will contribute to the area's



GLEN ISLE

PARTNERS, LLC

unique ecology and serve as a showcase for environmental and green design. In doing so, we hope to assist the City of Glen Cove -- a national Brownfields Showcase Community -- to continue to serve as a national model illustrating how Brownfield sites can be utilized at an optimal level.

It is our hope that the United States Environmental Protection Agency will award the Glen Cove IDA this grant to assist the City of Glen Cove and play a continued role in making this vision a reality.

Sincerely,

A handwritten signature in black ink that reads "Darren Monti". The signature is written in a cursive, flowing style.

Darren Monti
Glen Isle Partners, LLC

Downtown Glen Cove BID

The Shops. The Sights. The Sound.

November 28, 2005

Ms. Linda Garczynski, Director
US EPA Office of Brownfields Clean up and Redevelopment
c/o Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: U.S. Environmental Protection Agency
Brownfields Cleanup grant

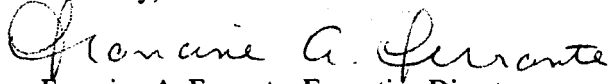
Dear Ms. Garczynski,

As Executive Director of the Glen Cove Downtown Business Improvement District, I enthusiastically support the Glen Cove Industrial Development Agency's (IDA) submission to the United States Environmental Protection Agency (USEPA) for Brownfields Clean up funding. Glen Cove is one of the first sixteen Brownfield Showcase Communities and has made outstanding efforts toward cleaning up and redeveloping vacant or underutilized properties. The approval of this grant will allow the IDA to remediate a site that has had a harmful effect on the community. The Doxey site is adjacent to two Superfund sites (Captain's Cove and Li Tungsten parcel A) that have been remediated and are marked for redevelopment as a hotel/conference center, a commuter ferry terminal, a catering facility, residential units, restaurants, retail shops, restored wetlands, parks, and pedestrian walkways.

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I will continue to work with Glen Cove and the USEPA on remediation and revitalization efforts that will support brownfields redevelopment. Thank you for your time and consideration.

Sincerely,


Francine A. Ferrante, Executive Director

14 Glen Street, Suite 302
Glen Cove, New York 11542
Phone 516.759.6970
Fax 516.656.9725
www.GlenCoveDowntown.org

Exhibit 5

Grant Monies. Glen Cove competes for grant funding for a variety of projects. Glen Cove was awarded over \$40 million in funding for the waterfront revitalization project alone.

Waterfront Revitalization

- \$100,000 New York State Department of State Local Waterfront Revitalization grant to determine feasibility of bio-filtration system at Mill Pond.
- \$570,000 New York State Department of Transportation ISTEA grant for a stormwater treatment system construction and pedestrian walkway at Mill Pond.
- \$394,000 Department of Environmental Conservation grant to complete a Remedial Investigation/Feasibility Study ("RI/FS") for the Captain's Cove site.
- \$3.3 million Department of Environmental Conservation grant for remediation of Captain's Cove site.
- \$500,000 Housing and Urban Development BEDI grant to support the purchase and remediation of Captain's Cove and the bulkheading of Glen Cove Creek.
- \$100,000 New York State Department of State Local Waterfront Revitalization grant for design of pedestrian esplanade.
- \$2.0 million New York State Department of Transportation grant for construction of a pedestrian esplanade.
- \$2.0 million NYSDOT grant for the continuation of the construction of a pedestrian esplanade
- \$500,000 grant from New York State Department of State Water Quality Improvement Section for Long Island Sound, Clean Air- Clean Water Bond Act for rebuilding of bulkheads along Glen Cove Creek.
- \$2.9 million grant from Clean Air-Clean Water Bond Act for nitrogen removal and facility improvements to the Glen Cove Sewage Treatment Plant.
- \$1,050,000 grant from the Clean Water Clean Air Bond Act for additional improvements at the wastewater treatment plant
- \$550,000 U.S. Environmental Protection Agency Brownfield Pilot grant which includes analysis and survey of several waterfront Brownfield properties.
- \$1.4 million U.S. Environmental Protection Agency Brownfield Showcase Community Designation grant for technical assistance and funds to clean-up Brownfields.
- \$200,000 U.S. Environmental Protection Agency Brownfields Assessment Grant
- \$200,000 U.S. Environmental Protection Agency Brownfields Cleanup Grant- Gladsky Marine site
- \$9.88 million Department of Transportation TEA 21/STP grants for the design and construction of road improvements to access the north side of Glen Cove Creek.
- \$140,000 NYS Department of State EPF grant for infrastructure planning at Garvies Point Road
- \$100,000 administrative grant for a five year National Institute of Environmental Health Sciences Brownfield Minority Worker Training pre-apprentice program
- \$2 million New York State Department of Transportation Congestion Mitigation and Air Quality for ferry terminal design.

Other Transportation Grants

- \$925,000 New York State Department of Transportation grant for design and construction of upgrades and improvements for East Island Bridge.
- \$157,000 Local Safe Streets and Traffic Calming grant / Franklin Avenue
- \$193,000 Local Safe Streets and Traffic Calming grant / Glen Cove Avenue
- \$ 115,000 New York State DOT multi-modal grant for downtown infrastructure

Public Safety Grants

- \$225,000 Department of Justice Universal hiring award Police Officers salary.
- \$4,000 Department of Health grant for Empire Defibrillators.
- \$60,000 New York State grants for ambulances.
- \$60,000 New York State grants for fire turnout gear.
- \$12,500 New York State Harbor Patrol grant for repairs and radios.
- \$100,000 Department of Justice COPS More grant for laptop computers for police cars
- \$70,000 Department of Justice COPS More grant for civilian administrative assistant
- \$18,750 Department of Justice COPS More grant for Police photo digitizing equipment
- \$22,000 Byrne 98 grant for Police photo digitizing equipment
- \$16,000 New York State grant for EMS uniforms and equipment
- \$12,000 New York State Division of Criminal Justice grant for wheel load weighers.

Commitment of Project Staff to Waterfront Project:

Mayor Mary Ann Holzkamp, IDA and CDA Chairman
Chairs the Waterfront Committee. Responsible for overall coordination of program.

Cara Longworth, Esq., IDA and CDA Executive Director
Waterfront Committee member, responsible for waterfront planning and implementation, all environmental, economic and community development grants and planning.

Danielle Oglesby, CDA Brownfields Project Manager
Waterfront Committee member, responsible for Brownfields program in Glen Cove.

Myralee Machol, CDA Grants Administrator
Waterfront Committee member, involved in grants and planning on waterfront, community development and capital projects.

Sri Honnur, P.E., CDA Project Engineer
Waterfront Committee member, onsite capital improvement coordinator, planning

Nicholas DeSantis, P.E., Director of Public Works
Waterfront Committee member, responsible for Capital projects and engineering.

Dan Deegan, Esq., CDA Attorney
Responsible for legal issues involved in waterfront project.

Anthony J. Maurino, Esq.,
Advisor to the Planning Board. Assists in environmental review process.

Carolyn Willson, Deputy Mayor
Assists Mayor Holzkamp in waterfront project.

Zefy Christopolous, Community Relations Director
Assists with public participation and outreach